



# Property and Construction Management Department

Boston Public Facilities Department

Thomas M. Menino, Mayor

Michael J. Galvin, Chief of Public Property

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BOSTON, MA

December 18, 2012

Public Facilities Commission  
Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

Location: 26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108  
Meeting Time: 11:30 a.m.

Dear Commissioners:

I recommend that the votes noted below and incorporated into the AGENDA, be approved by the Commission at its December 18, 2012 meeting:

- |  |  |                                    |
|--|--|------------------------------------|
| <b>VOTE 1</b><br><b>Ken Griffin</b>    | <b>CONTRACT TO MILLER DYER SPEARS, INC.:</b> To provide architectural design and construction administration services associated with waterproofing the Central Maintenance Garage Levels 5 and 6 project.                       | <b>\$437,592.00</b>                |
| <b>VOTE 2</b><br><b>Brian Melia</b>    | <b>CONTRACT TO FINEGOLD ALEXANDER &amp; ASSOCIATES, INC.:</b> To provide architectural design and construction administration services associated with the Eliot School Expansion project.                                       | <b>\$1,645,980.00</b>              |
| <b>VOTE 3</b><br><b>Brian Melia</b>    | <b>AMENDMENT TO THE VOTE OF JULY 22, 2010:</b> Regarding a contract with Gale Associates, Inc. for architectural design and construction administration services associated with the Mattahunt School Exterior Envelope project. | <b>Increase of<br/>\$30,000.00</b> |
| <b>VOTE 4</b><br><b>David Gallogly</b> | <b>TO ACCEPT AND EXPEND A GRANT FROM THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT) HIGHWAY DIVISION:</b> To fund the demolition of a city-owned building located at 872 Morton Street in Mattapan.                    | <b>\$432,000.00</b>                |
| <b>VOTE 5</b><br><b>James McQueen</b>  | <b>CONTRACT TO WILLIAM RAWN ASSOCIATES, ARCHITECTS, INC.:</b> To perform a master plan and programming study at the Boston Public Library's Johnson Building.  | <b>\$550,000.00</b>                |

Sincerely,

Michael J. Galvin

Director of Public Facilities Department and  
Chief of Public Property

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Capital Construction Office

26 Court Street, 10th floor, Boston, MA 02108 617-635-0546 Fax: 617-635-0555  
Public Facilities Commission Meeting PFD Agenda December 18, 2012

**PUBLIC FACILITIES DEPARTMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
December 18, 2012**

**VOTE 1:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on August 20, 2012, to Miller Dyer Spears, Inc., a Massachusetts corporation with an office at 99 Chauncy Street, Boston, MA 02111. Under the terms of this contract, Miller Dyer Spears, Inc., will provide architectural design and construction administration services associated with waterproofing the Central Maintenance Garage Levels 5 & 6 project. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$437,592.00 including \$87,518.00 for additional services, which is a fixed fee of .09% based on an estimated construction cost of \$3,872,068.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 2:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on August 27, 2012, to Finegold Alexander & Associates, Inc., a Massachusetts corporation with an office at 77 North Washington Street, Boston, MA 02114. Under the terms of this contract, Finegold Alexander & Associates, Inc. will provide architectural design and construction administration services associated with the Eliot School Expansion project. The scope of work includes various upgrades to the North Bennet Street complex buildings and the Eliot School. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,645,980.00, including \$425,980.00 for additional services, which is a fixed fee of 7.62% based on an estimated construction cost of \$16,000,000.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 3:** That the vote of this Commission at its meeting of August 27, 2009 and, thereafter further amended by a vote on July 22, 2010 regarding a contract with Gale Associates, Inc. for architectural design and construction administration services associated with the Mattahunt School Exterior Envelope project;

be, and hereby is, amended as follows:

By deleting the following words and figures: "at a cost not to exceed \$473,335.00, including \$80,000.00 for additional services," and substituting in place thereof the following words and figures: "at a cost not to exceed \$503,335.00, including \$110,000.00 for supplementary services."

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 4:** WHEREAS, the Massachusetts Department of Transportation (MassDOT), an independent body politic and corporate established pursuant to M.G.L. c. 6c, acting by and through its Highway Division, has awarded a grant to the City of Boston Public Facilities Department, acting by and through its Public Facilities Commission, in an amount not to exceed FOUR HUNDRED THIRTY-TWO THOUSAND DOLLARS (\$432,000.00) to fund the demolition of a city-owned building located at 872 Morton Street in Mattapan; and

WHEREAS, the duration of the contract will be from November 21, 2012 through December 5, 2013; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Commonwealth and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642 of the Acts of 1966 has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW THEREFORE BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**VOTE 5:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on August 6, 2012, to William Rawn Associates, Architects, Inc., a Massachusetts corporation, with an office at 10 Post Office Square, Suite 1010, Boston, MA 02109. Under the terms of this contract, William Rawn Associates, Architects, Inc. will provide a master planning and programming study associated with the Boston Public Library Johnson Building. The master plan will study facility upgrades to the building's systems, entrance, public service space, children's library, commercial space, conference center, Rabb Auditorium and relocation of collections and other library areas impacted by the space modifications. The designer will coordinate closely with Boston Public Library staff, Boston Historical Commission and Community Advisory Committee. Public meetings and presentations will be

required. The term of this contract will be 140 weeks from the date of execution at a cost not to exceed \$550,000.00, which includes \$68,965.00 for additional services. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.